

PB# 96-12

**DON BAR DEVELOPMENT
LOT LINE CHANGE**

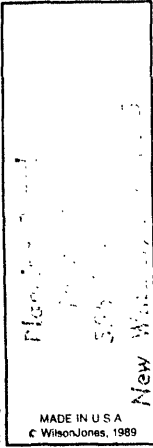
38-1-4 & 5

38-1-6 & 7

96- 12 DON-BAK Hot Line Change
Conklin, Carlisle, Jaffe
Windsor Garden Dr. (Shaw)

Approved 4-12-99

Wilson Jones - Carbonless - 550-12/101 Dupl. pr. 550-12/101 Triplate



DATE April 18, 1996 RECEIPT NUMBER 96-12
RECEIVED FROM Don-Bar Development Corp.
Address 54-150 Old Rt. 9W - New Windsor, N.Y. 12553
One Hundred - Fifty 00/100 DOLLARS \$ 150.00
FOR Lot Line Change Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	150	00	CASH		
AMOUNT PAID	150	00	CHECK	# 112	
BALANCE DUE	0		MONEY ORDER		

BY A. Zappalo
Myra L. Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15154

Received of Don-Bar Development Corp. \$ 50.00
Fifty 00/100 DOLLARS
For P.B. #96-12 Application Fee

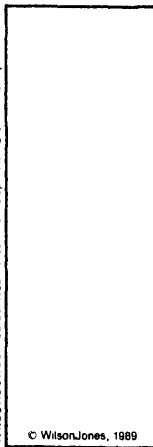
DISTRIBUTION

FUND	CODE	AMOUNT
<u>Ch # 113</u>		<u>50.00</u>

By Dorothy N. Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Wilson Jones - Carbonless - 550-12/101 Dupl. pr. 550-12/101 Triplate

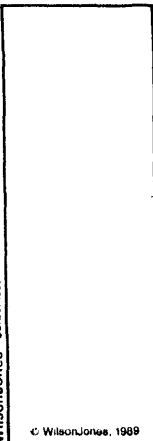


DATE April 12, 1999 RECEIPT NUMBER 039160
RECEIVED FROM Don-Bar Development Corp.
Address _____
One hundred and 00/100 DOLLARS \$ 100.00
FOR P/B Lot Line Change (96-12)

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	# 192	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

BY Town Clerk
Dorothy N. Hansen

Wilson Jones - Carbonless - 550-12/101 Dupl. pr. 550-12/101 Triplate



DATE April 8, 1999 RECEIPT NUMBER 96-12
RECEIVED FROM Don-Bar Development Corp.
Address New Windsor, NY 12553
Twenty 50/100 DOLLARS \$ 20.50
FOR Additional Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	20	50	CASH		
AMOUNT PAID	20	50	CHECK	#193	
BALANCE DUE	-0-		MONEY ORDER		

BY Myra Mason, Secretary

9/13

Map Number

75-99

City

Town

Village

[]
[]
[]

W. Windsor

Section

38

Block

1

Lot

1.1 & 5

Title:

Conklin, Carlisle & Jaffe

* lot line' chg

Dated:

11-15-96

Filed

4-14-99

Approved by

Ed Stent

on

4-12-99

Record Owner

Conklin, Charles E. & Marion R.

Carlisle, Ernest
Jaffe, Steven

DONNA L. BENSON
Orange County Clerk

(15 sheets)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-12

NAME: CONKLIN, CARLISLE & JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/12/1999	PLANS STAMPED	APPROVED
08/05/1998	WORK SESSION APPEARANCE	NEXT AGENDA
08/05/1998	WORK SESSION APPEARANCE	DISCUSSION
04/24/1996	P.B. APPEARANCE	LA:ND APPROVED
04/17/1996	WORK SESSION APPEARANCE	SUBMIT

/ /

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 96-12

NAME: CONKLIN, CARLISLE & JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/18/1996	EAF SUBMITTED	04/18/1996	WITH APPLICATION
ORIG	04/18/1996	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG	04/18/1996	LEAD AGENCY DECLARED	04/24/1996	TOOK LEAD AGENCY
ORIG	04/18/1996	REQUEST FOR INFORMATION	/	/
ORIG	04/18/1996	DECLARATION (POS/NEG)	04/24/1996	DECL NEG DEC

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 96-12

NAME: CONKLIN, CARLISLE & JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/18/1995	REC. CK. #112	PAID		150.00	
04/24/1996	P.B. ATTY.FEE	CHG	35.00		
04/24/1996	P.B. MINUTES	CHG	22.50		
04/03/1999	P.B. ENGINEER	CHG	113.00		
04/08/1999	REC. CK. #193	PAID		20.50	
			-----	-----	-----
		TOTAL:	170.50	170.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 96-12

NAME: CONKLIN, CARLISLE & JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/1999	APPROVAL FEE	CHG	100.00		
04/08/1999	REC. CK. #192	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

4-5-99
96-12

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG....\$100.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 113.00

PLANNING BOARD ATTORNEY FEES:\$ 35.00

MINUTES OF MEETINGS\$ 22.50

OTHER\$

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 170.50

Less Escrow: 150.00
20.50 (2)

100.00 (1)
20.50 (2)

AS OF: 03/03/99

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 96- 12

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
96-12	101965	04/17/96	TIME	MJE	WS JAFFE/CONKLIN	70.00	0.40	28.00			
96-12	101883	04/24/96	TIME	MJE	MM FINAL APPL CONKLIN	70.00	0.10	7.00			
96-12	101953	04/24/96	TIME	MJE	MC CONKLIN L/L	70.00	0.40	28.00			
96-12	101975	04/24/96	TIME	MCK	CL CONKLIN/RVW COMM	25.00	0.50	12.50			
								75.50			
96-12	102069	04/30/96			BILL 96-356 5/14/96 PD					-75.50	
										-75.50	
					TASK TOTAL			75.50	0.00	-75.50	0.00
					GRAND TOTAL			75.50	0.00	-75.50	0.00

37.50
113.00

DON-BAR/CARISLE, JAFFE, CONKLIN LOT LINE CHANGE (96-12)
WINDSOR GARDEN DRIVE

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Again, this deals with the two lots which are on the north side of Windsor Gardens Drive we're purchasing from Conklin an area that is 5,000 square feet, if I may just correct for the board's attention, what I have on this plan are the existing lots of Conklin and Carlisle and Jaffe, two for Conklin, two for Carlisle and Jaffee. What we're proposing to do is distinguish a property line, take the balance of the lands of the Conklin's second lot, add it to the first and take that other portion of Conklin and bring it into the lands of Carlisle and Jaffe, resulting in a final three lots, one for Conklin and two lots which are a minimum of 1,000 square feet for Carlisle and Jaffe which conforms to your zoning for an R-5 district.

MR. PETRO: Do we have to have anything on the file or do we have something on file from Mr. Conklin? They had an agreement with the owners to do this particular lot lane change?

MR. SHAW: I can't speak, we do have a proxy, Mr. Conklin is going to have to sign the lot line change plan that is really the proof of the pudding.

MR. PETRO: Andy, any problem with that?

MR. KRIEGER: No, no problem.

MR. PETRO: Let's proceed. Once again, I'd like to take number two, we can start with that.

MR. DUBALDI: Make a motion we declare ourselves lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency

under the SEQRA process for the Conklin and Carlisle Jaffe lot line change on Windsor Garden Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI AYE
MR. STENT AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. PETRO: Once again, I think as Mr. Krieger noted, we can have a public hearing if we get to the final to alleviate us from having to have a public hearing on the preliminary.

MR. STENT: Motion we waive the public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing for the Conklin and Carlisle Jaffe lot line change on Windsor Garden Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI AYE
MR. STENT AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. PETRO: I see no water problems with this particular lot line change so seeing that, can we have a motion for SEQRA process?

MR. DUBALDI: Make a motion we declare negative dec under the SEQRA process.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the

Conklin and Carlisle Jaffe lot line change on Windsor Garden Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI AYE
MR. STENT AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. DUBALDI: Any subject-tos on this one?

MR. EDSALL: As far as approvals?

MR. DUBALDI: Yes.

MR. EDSALL: No and as a matter of fact, Mike and I were just discussing, you have got three existing lots now which are in existence and the only prohibition for those getting building permits is because the sewer is not available at this time.

MR. PETRO: They would have built on those if they wanted to.

MR. EDSALL: If the sewer had been available for hookup. The point being this one is not premised on any other utilities being available. Since they are premised on that, now you could probably consider getting this one out of the way, if you so desire and look at preliminary and final and it would just continue in the same format it is now where there are lots that exist, in fact there'd be two instead of three and they would just have to wait for sewer to become available, the same as they are now.

MR. PETRO: Are you telling us that we can go over preliminary and go directly to final?

MR. EDSALL: I would say the lots would continue to exist as they are now.

MR. BABCOCK: They won't be eligible for a building permit until the other project put the sewer line in.

MR. PETRO: I'd like to make mention that we're taking, I don't want to use substandard, but smaller lots and creating two nicer size lots.

MR. DUBALDI: Making it better.

MR. PETRO: Now, also remember that if we go to a final and I don't have a problem with doing that, once again, decide at the public hearing, part of it we said we'd put off until we got to a final, anyone see it necessary to have a public hearing to change these lot lines, should say that there's residential lands on both sides of this. We have highway on one side so should we let the public hearing that was made stand as is, that is what I am asking the board?

MR. DUBALDI: I don't have any problem.

MR. STENT: No problem.

MR. LUCAS: No problem.

MR. PETRO: So with that, we can entertain a motion for final approval.

MR. DUBALDI: Motion we grant final approval to Conklin Carlisle and Jaffee on Windsor Garden Drive.

MR. STENT: Second it.

MR. PETRO: Motion has been made that the Town of New Windsor Planning Board grant final approval to the Conklin Carlisle Jaffe Conklin lot and change, this would be subject to the sewer moratorium on some deal that may be made to acquire sewer to these lots.

MR. EDSALL: Jim, are you looking to have them held for stamping until that happens?

MR. PETRO: I think it can actually be stamped, the thing is building permit cannot be issued anyway.

MR. EDSALL: I want to make it a subject to approval then because then you're holding up the ability to

stamp it and file it until something else happens.

MR. PETRO: I think we should remind the, well, okay never mind.

MR. EDSALL: Bottom line is the lots that are there now are substandard and waiting for sewer. What they are proposing is to create two conforming lots that still have to wait for sewer.

MR. PETRO: We have gone over that. Once it's stamped, you know, do the lots themselves run out in a year?

MR. BABCOCK: No, not on a subdivision.

MR. PETRO: If they can't acquire it.

MR. BABCOCK: If they didn't comply, if there was a zone change, they'd have three years from the zoning change to get a building permit.

MR. PETRO: What about not getting the sewer?

MR. BABCOCK: No problem because they comply.

MR. PETRO: Once we stamp it, the clock starts going, they'd still have the approval?

MR. BABCOCK: Right.

MR. DUBALDI: I move the question.

MR. PETRO: So there are no subject-tos.

MR. DUBALDI: There is a motion on the floor.

MR. PETRO: Any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: April 24, 1996

PROJECT NAME: LIC - Carlisle, Jaffe - Conklin PROJECT NUMBER 96-12

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) S VOTE: A 4 N 0

* M) D S) LU VOTE: A 4 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M) S S) LU VOTE: A 4 N 0

~~Preliminary~~
~~Only~~

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) D S) S VOTE: A 4 N 0 APPROVED: 4-24-96

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Huy Appr



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

*already
approved*

TOWN/VILLAGE OF New Windsor

P/B #

96 - 12

WORK SESSION DATE: 5 AUG 98

APPLICANT RESUB.
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Conklin Don Ban/Conklin

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: _____

MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

will add easement to Town thru
north side of Carlyle/Toffe
then stop & file

4MJE91 pbweform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: CONKLIN AND CARLISLE/JAFFE LOT LINE CHANGE
PROJECT LOCATION: WINDSOR GARDEN DRIVE
SECTION 38-BLOCK 1-LOTS 4/5 AND 6/7
PROJECT NUMBER: 96-12
DATE: 24 APRIL 1996
DESCRIPTION: THIS APPLICATION INVOLVES LOT LINE CHANGES WHICH RESULT IN THE REDUCTION OF THE NUMBER OF LOTS FROM FOUR (4) TO THREE (3). THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. Inasmuch as the lot count is being reduced from four (4) lots to three (3) lots, this application creates no new lots. As well, in no case does an existing lot reduce in size, in fact all lots are increasing in dimension. As such, I am aware of no zoning problem with this application.

It should be noted, however, that the bulk requirements referenced in the table are based on the availability of municipal sewer and water. As such, this is also dependent upon the construction of the sanitary sewerline proposed as part of the Woods lot line change (Application 96-7).

2. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
3. The Planning Board should determine if a **Public Hearing** will be necessary for this **lot line change**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
4. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:CONKLIN.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED APR 22 1996

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 12

DATE PLAN RECEIVED: RECEIVED APR 18 1996

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 4/23/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 April 1996

SUBJECT: Conklin/Carlisle/Jaffe Lot Line Change

Planning Board Reference Number: PB-96-12

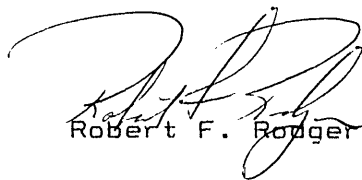
Dated: 18 April 1996

Fire Prevention Reference Number: FPS-96-026

A review of the above referenced subject lot line change was conducted on 19 April 1996.

This lot line change is acceptable.

Plans Dated: 17 April 1996.

A handwritten signature in dark ink, appearing to read 'Robert F. Rodgers', is written over the typed name.

Robert F. Rodgers; C.C.A.

RFR/dh

P.B. #96-12 ESCROW

112

565-1900
DON-BAR DEVELOPMENT CORP.

50-584/219

PAY
TO THE
ORDER OF

DATE

4-15-96

Town of New Windsor
one hundred fifty dollars $\frac{00}{100}$

\$ 150⁰⁰

DOLLARS 



First Hudson Valley

First National Bank of the Hudson Valley
123 MAIN STREET, FISHKILL, NY 12524

FOR

Escrow Fee

Joseph Frey

⑈000112⑈ ⑆021905841⑆ 1215003862⑈

P.B. #96-12 Application Fee

113

565-1900
DON-BAR DEVELOPMENT CORP.

50-584/219

PAY
TO THE
ORDER OF

DATE

4-15-96

Town of New Windsor
fifty dollars $\frac{00}{100}$

\$ 50⁰⁰

DOLLARS 



First Hudson Valley

First National Bank of the Hudson Valley
123 MAIN STREET, FISHKILL, NY 12524

FOR

Application Fee

Joseph Frey

⑈000113⑈ ⑆021905841⑆ 1215003862⑈



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 12

DATE PLAN RECEIVED: RECEIVED APR 18 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Cards of Sentinel - Carlisle - Jaffe _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Water is available in this area

HIGHWAY SUPERINTENDENT DATE

Stan D. De Cenzo 4-22-96
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # _____ - _____

WORK SESSION DATE:

17 April 96

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Carlisle & Jaffee

4/2

(former Sterling
Wood Sub)

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

Craig S.

MUNIC REPS PRESENT:

BLDG INSP.

i. bldg.

FIRE INSP.

Arch

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

11 → 5 lots

now defined as 4/2
not subdivision

(Step 2 of overall Woods app)

T/S must take action to abandon overall and
take new road. - need to meet w/ Crotty

need to add pre - 4/2 plan for resub

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

WORK SESSION DATE:

17 April 96

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

new app

PROJECT NAME:

Carlisle Lake 4/1 w/ Kahn

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Greg C.

MUNIC REPS PRESENT:

BLDG INSP.

i. bldg

FIRE INSP.

Rich

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

(Step 308 woods)

will need easement (sewer) from Kahn → T/w



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # _____

WORK SESSION DATE: 17 April 96 APPLICANT RESUB.
REQUIRED: None

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Carlisle Zffe w/ Carlton Yc

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: G. Shan

MUNIC REPS PRESENT: BLDG INSP. is hds.
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Part of Sterling Woods subdiv.
(Windsor Garden Subdiv)

Shulkin project.

4MJ91 pbsform



TOWN OF NEW WINDSOR

96 - 12

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555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. ☒ Site Plan _____ Spec. Permit _____

Lot Line Change Between Lands Of Conklin

1. Name of Project and Lands Of Carlisle and Jaffe

2. Name of Applicant Don-Bar Development Corp Phone 565-1900

Address 54-150 Old Route 9W, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record See Attached Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Gregory J. Shaw, P.E.

Address 744 Broadway, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney Gerard Hankin Phone 567-6767

Address 1004 Union Avenue, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning
Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name)

7. Project Location: On the South side of Windsor Garden Drive
(street)
100 feet West of Windsor Highway
(direction) (street)

8. Project Data: Acreage of Parcel See Attached Zone R-5,
School Dist. Newburgh

9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

OWNER OF RECORD

TAX MAP DESIGNATION

ACREAGE

1. Charles E. and Marion R. Conklin
238 Windsor Highway
New Windsor, New York 12553

Section 38, Block 1, Lots 4&5

0.55 Acres

(914) 561-7436

2. Ernest Carlisle and Steven Jaffe
38 Glenwood Road
Tenefly, New Jersey 07670

Section 38, Block 1, Lots 6&7

0.53 Acres

(201) 871-4346

96 - 12

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10. Tax Map Designation: Section See Attached Block Lot

11. General Description of Project: The conveyance of 5,000 s.f. of Conklin Property to Carlisle and Jaffe. Combining of 2 Conklin Lots into 1 Lot. Adjusting Lot sizes of 2 Carlisle and Jaffe Lots.

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Don Bar Development Corp

Sworn before me this

7th day of April 1996

Joseph Frey - President
Applicant's Signature

[Signature]
Notary Public JOEL A. SIFRE
Notary Public, State of New York
Qualified in Ulster County
Commission Expires October 31, 1996
Reg. # 03-7707325

TOWN USE ONLY:

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Date Application Received

96 - 12

Application Number

RECEIVED APR 18 1996

"XX"

**APPLICANT'S PROXY STATEMENT
(for professional representation)**

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Don-Bar Development Corp., ^{it}deposes and says that ~~he~~
(Applicant)
conducts business
~~resides at~~ 54-150 Old Route 9W, New Windsor
(Applicant's Address)

in the County of Orange
and State of New York

and that ^{it}~~he~~ is the applicant for the Lot Line Change Between The
Lands Of Conklin and Lands Of Carlisle and Jaffe
(Project Name and Description)

which is the premises described in the foregoing application and
that ^{it}~~he~~ has authorized Gregory J. Shaw, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: 4-11-96

Don Bar Development Corp
Joseph Frey President
(Owner's Signature)
[Signature]
(Witness' Signature)

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.**

"XX"

OWNER'S
APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

CHARLES CONKLIN, deposes and says that he
(Applicant).
resides at 238 Windsor Highway, New Windsor
(Applicant's Address)
in the County of Orange
and State of New York
and that he is ^{an owner of the} ~~the applicant for the~~ property in the Lot Line
Change Between Lands Of Conklin and Lands Of Carlisle and Jaffe
(Project Name and Description)
which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E. and Richard Shulkin
(Professional Representative)
to make the foregoing application as described therein.

Date: April 15, 1996

Charles E. Conklin
(Owner's Signature)
David E. Tooty
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS..

96 - 12

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"XX"

~~OWNER'S~~
~~APPLICANT'S~~ PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Steven Jaffe, deposes and says that he
(Applicant)

Owner
resides at 38 Glenwood Road, Tenafly
(Applicant's Address)

in the County of Bergen
and State of New Jersey

and that he is an owner of
~~the applicant for the~~ property in the Lot Line
Change Between Lands Of Conklin and Lands Of Carlisle and Jaffe
(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: 4/8/94

Steven Jaffe
(Owner's Signature)

Marian Rodriguez
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N/A A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or lessor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]
Licensed Professional

Date: Apr 17, 1996

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PROJECT I.D. NUMBER

617.21
Appendix C

96 - 12

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Don-Bar Development Corp	2. PROJECT NAME Lot Line Change Between Lands Of Conklin and Lands Of
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Intersection of Windsor Square Drive and Windsor Highway	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Lot Line Change combining 4 lots into 3 lots with lots owned by two owners.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.13</u> acres Ultimately <u>1.13</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Don-Bar Development Corp.</u> Date: <u>April 17, 1996</u>	
Signature: <u>[Signature]</u> <u>Emulator For Applicant</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board
Name of Lead Agency

James Petro
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency


Signature of Preparer (if different from responsible officer)

Date

